



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 7, 2003

IN REPLY PLEASE
REFER TO FILE: **MP-6**
20.041
M0321005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

WALNUT CREEK - PARCEL 611EX
QUITCLAIM OF EASEMENT - CITY OF WEST COVINA
SUPERVISORIAL DISTRICT 5
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in Walnut Creek, Parcel 611EX (2,084 square feet), to be excess property. The parcel is located northerly of Holt Avenue and easterly of the channel, in the City of West Covina.
3. Authorize the Quitclaim of Easement to the underlying fee owner, Holt/Grand, LLC, for \$2,500.
4. Instruct the Chair to sign the enclosed Quitclaim of Easement and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to quitclaim its slope easement in Walnut Creek, Parcel 611EX, to the underlying fee property owner, Holt/Grand, LLC. Parcel 611EX is located northerly of Holt Avenue and easterly of the

channel, in the City of West Covina. The underlying fee owner requested this easement be quitclaimed to them.

The District acquired the easement to Parcel 611EX as part of the land needed for the Walnut Creek project. Construction has been completed, and the subject easement lies outside the required right of way.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$2,500 represents the appraised value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The enclosed Quitclaim of Easement document has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

With respect to requirements of the CEQA, this sale of real property is categorically exempt, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines, adopted by your Board of November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

The Honorable Board of Supervisors
August 7, 2003
Page 3

CONCLUSION

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim of Easement document. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

MQ:bw
P6:1800BBRDLTR.DOC

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

Comstock Homes
321 - 12th Street, Suite 200
Manhattan Beach, CA 90266

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
8480-003-021 (Portion)

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to HOLT/GRAND, LLC, a limited liability company, all its right, title, and interest in and to that certain easement for slope purposes acquired by Final Order of Condemnation recorded June 12, 1963, in Book D2062, page 666, as Document No. 5155, of Official Records, in the office of the Recorder of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of West Covina, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

WALNUT CREEK	611EX
20-RW 4.7	
S.D. 5	M0321005

By _____
Deputy

KDR:in:P:Conf:qceWALNUT CRK 611EX

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

APPROVED as to title and execution,
_____, 20_____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

WALNUT CREEK 611EX

20-RW 4.7

A.P.N. 8480-003-021 (portion)

T.G. 599(D7)

I.M. 129-317

Fifth District

M0321005

LEGAL DESCRIPTION

PARCEL NO. 611EX (Quitclaim of slope easement):

All that portion of Holt Avenue (formerly Arroyo Avenue), vacated by the Order of the Board of Supervisors, recorded in Book 11727, page 4, of Official Records, in the office of the Recorder of the County of Los Angeles, described as Parcel No. 611 in a Final Order of Condemnation, had in Superior Court Case No. 786818, a certified copy of which is recorded in Book D2062, page 666, of said Official Records.

Containing: 2,085± square feet.

EXHIBIT A